

**CITY OF MARLBOROUGH  
CONSERVATION COMMISSION**

**Minutes**

**May 3, 2012 (Thursday)**

**Marlborough City Hall – 3<sup>rd</sup> Floor, Memorial Hall**

**7:00 P.M.**

**Members Present:** - Edward Clancy – Chairman, John Skarin, David Williams, Lawrence Roy, Allan White, and Dennis Demers (Priscilla Ryder-Conservation Officer)

**Absent:** Michele Higgins,

**Public Hearings**

**Request for Determination of Applicability**

**28 Taylor Rd. - Andrew Sexton**

Proposes to construct a new patio with associated landscaping improvements to the rear of his property including adding a 22 ft. retention wall to be 75 ft. from a stream.

Mr. Andrew Sexton was present and showed the Commission drawing for a patio he'd like to install in his back yard below the existing deck. They are also proposing to add some granite steps to provide safer access to the back yard. The Commission discussed the need for erosion controls and that all excess material be removed from the site. As this work will be outside the 20' buffer zone the **Commission voted 6-0 unanimously to issue a Negative Determination of Applicability with standard conditions.**

**Request for Determination of Applicability**

**721 Stow Rd. - Joseph Kenosian**

Proposes to install an in-ground pool within the wetland buffer zone.

Mr. Kenosian was present and was represented by Glen O'Dillon from the Landscape Co. Mr. O'Dillon explained that they propose to install an in ground pool and shed. The pool is outside the buffer zone but the corner of the deck is 98' away from the wetland so falls within the 100' zone. They will install a 5' fence around the pool area. McCarthy pools will be installing he pool. Mr. Demers indicated that this area has ledge. If ledge is encountered Mr. O'Dillon indicated the project would likely be shelved. Ms. Ryder noted that the wetland identified as B1 shown on the plans does continue into a pipe under the driveway, this change was noted on the plans. **The commission voted unanimously 6-0 to issue a negative determination with standard conditions including the preconstruction meeting with the Conservation officer before work begins.**

**Notice of Intent**

**79 Chase Rd. – DEP 212-1094- Mario Quintal**

Proposes to construct a retaining wall within the buffer zone of a bordering vegetated wetland.

Mr. Quintal represented the owners of this property and explained that over the years the soil in the back yard has been sinking along the edge of the stream. They would like to install a stone wall above the 20' buffer zone line of the wetland to create a level, less wet back yard. The area between the wall and the stream will be naturalized with vegetation. He indicated that a small

section of the wall does encroach on the 20' buffer zone by 5 feet, but the remaining area is outside the 20' buffer zone. Mr. Roy expressed concern about the encroachment, but after some discussion it was determined that since the area along the stream will be converted from lawn to a more vegetated natural buffer this was a great improvement for water quality and the area will remain more natural and "wild". There was discussion about drainage from above this property. The Commission had no more questions and agreed this project would be an improvement. They **closed the hearing** and asked Ms. Ryder to draft an order of conditions for the following meeting May 17<sup>th</sup>.

**Notice of Intent**

**420 Maple St. - Charlotte Maynard of Marlborough Maple Real Estate Trust c/o Creative Development**

Proposes to add an addition to the existing building and make changes to the subsequent parking lot within the buffer zone and riverfront area.

Sam Finnley the owner was present along with Andy Trueman of Samiotes Consultants Inc. Mr. Trueman explained that they are adding to the aging well center and the Golds Gym building. The addition will be for the ageing well center which will include some additional green space and more room for this facility. The parking lot will be reconfigured; the added green space will reduce runoff. Under the stormwater regulations this site is considered a redevelopment site and as such they have worked to improve the current drainage situation. There is currently no closed drainage system on the site; it all drains off into the adjacent roadway. The Commission asked about the junk in the parking lot, over the years this has been an issue with trash blowing out of the dumpster and old junk cars being stored in the back. Mr. Finnley explained that the trailers will be removed and the dumpsters will be relocated. There was discussion about adding a new fence to prevent trash from blowing into the wetland. The Commission discussed the construction sequencing as well. Mr. Trueman explained that they will need to do some excavation for the frost wall and for the sewer line connection. All existing pavement not removed for the building or green space would remain in place and get restriped for more orderly parking. Snow storage according to Mr. Finnley will be along the edge of the pavement. Mr. Finnley said they did do a 21E site assessment and discovered a small amount of oil in the ground near Maple St. which has since been cleaned up. He asked if the dead pines along the edge of the wetlands slope could be removed before they fall on cars in the parking lot. The Commission agreed this was a prudent safety measure. After some discussion about the cleanup of the site and construction sequencing, the Commission agreed this project could be done without impacting the wetland, and **closed the hearing**. The commission asked Ms. Ryder to draft a set of conditions for review at the next meeting.

**Notice of Intent**

**19 Royal Crest Dr. - Dan Milinazzo of AIMCO Marlborough, LLC**

Proposes to perform foundation drainage and waterproofing upgrades and repairs to Building 21/22, Royal Crest Estates Apartment Complex, within a wetland buffer zone area.

Kenneth M. Lania of Cornerstone Land Consultants, Inc. firm was present representing the owners AIMCO. He explained that this apartment complex has inspected all the buildings and determined that many of them are suffering from leaky foundations. To correct this problem

Cornerstone Land Consultants, Inc. has been hired to evaluate the problem. They have identified buildings 21-22 which fall within the 100' buffer zone as needing to be water proofed. They would like to excavate and expose the footing, install new foundation drains and stone, add downspouts and connections and seal the foundations. The commission looked at the plans and asked why the drain pipe was ending in the lawn and not at the edge of the fence. Mr. Lania said he could redesign that and move it closer to the fence, he was trying to stay outside the 20' buffer but would be happy to move it, he will provide a revised plan showing this change. The Commission had no further questions but asked that the new plan be provided for the next meeting and asked Ms. Ryder to draft a set of conditions for review at the May 17<sup>th</sup> meeting as well.

**Request for Determination of Applicability**

**19 Royal Crest Dr. - Dan Milinazzo, AIMCO Marlboro, LLC**

Proposes foundation drainage and waterproofing upgrades and repairs at Building 5/6, Royal Crest Estates Apartment Complex. Work is within the wetland buffer zone.

Mr. Kenneth Lania of Cornerstone Land Consultants, Inc. explained that for buildings 5/6 they are looking at various designs to help drain the water away from these buildings. They may be able to tie into the existing catch basin in the roadway. But in the event they can't they want the option of connect into the existing drain in the back of the building with is within the 100' buffer zone. The Commission agreed this would be acceptable and would have no impact to the wetland. The Commission voted unanimously 6-0 to issue a negative determination with the standard conditions for this project.

**Request for Determination of Applicability**

**19 Royal Crest Dr. - Dan Milinazzo, AIMCO Marlboro, LLC**

Proposes foundation drainage and waterproofing upgrades and repairs at Building 25/26, Royal Crest Estates Apartment Complex. Work is within the wetland buffer zone.

Mr. Kenneth Lania of Cornerstone Land Consultants, Inc. explained that again for building 25/26 they hope to connect into the catchbasin in the roadway, however if that is not possible, they will need to discharge the roof drain and foundation drains to a defined lined stone channel as shown on the proposed plan down the back slope to discharge into the wetland. The stone swale will help dissipate any velocity the stormwater would have and at the bottom would discharge across a level spreader to help mitigate velocity before getting to the wetland. The Commission determined this design was acceptable and voted unanimously 6-0 to issue a negative determination with standard conditions and conditions relative to the level spreader location and erosion controls needed.

**Certificate of Compliances:**

- DEP 212-203 and 212-321 82 Littlefield Ln. These are old order which were previously released but not recorded. The owner has asked to have these released to clear the title and because it is registered land. The Commission voted unanimously 6-0 to issue Full Certificates for both these orders relative to this lot.

**Extension Permit**

- DEP 212-858 Extension Permit for Ft. Meadow weed treatment which expires 6/11/2014 so no extension is needed at this time. An error in the date was discovered.

**Draft Order of Conditions:**

- DEP 212-1091 The Marlborough Dept. of Public Works proposes to create a trench to improve drainage behind the homes at 63 and 73 Schofield Dr. 58 Brazeau Cir. and 64 and 74 Bergeron Rd. The Commission reviewed a copy of the Draft Order of Conditions. They discussed the excavator to be used must be a rubber tired vehicle, and that the swale should be stabilized with some type of jute matting or fabric along with the wetland mix. The Commission voted unanimously 6-0 to issue the Order of Conditions as drafted and amended.

**Discussions:**

- Lake Williams trail and clearing proposal – the DPW is proposing to construct a trail and do some tree clearing around Lake Williams. Ms. Ryder showed the commission a preliminary proposal. The Commission gave some comments and asked Ms. Ryder to have the DPW formalize the plans and get a permit for this work.
- Notice of pipeline maintenance activities
- Excellerex, Inc. 150-170 Locke Dr. – They will be filing for a WSPD Permit with the City Council for storage of chemicals.
- DEP 212-1060 Post Road Auto hazardous waste cleanup – Work is progressing on this cleanup. They will be mixing and stabilizing this week.
- Ft. Meadow Survey will occur on May 21<sup>st</sup> @ 1:00 PM (weather permitting)
- Aiden Stedman will receive the highest Scout award, the Hornaday Award. He is receiving the 98<sup>th</sup> award issued in this county since 1921. He had to accomplish 5 Eagle Projects to receive this highest honor.

**Correspondence/Other Business:**

The following correspondence was reviewed and the Commission voted to accept and place on file:

- Letter from National Grid, dated April 13, 2012 RE: Late winter/spring mechanical control
- Letter from Hatch Mott MacDonald, dated April 13, 2012 RE: Notification of Pipeline Maintenance Activities Tennessee Gas Pipeline Company

**Meetings:** Next Conservation Commission Meetings May 17<sup>th</sup> and June 7<sup>th</sup>, 2012 (Thursdays)

**Adjournment – There being no further business, the meeting was adjourned at 9:20 PM.**

**Respectfully Submitted,**

**Priscilla Ryder  
Conservation Officer**